

Cannock
22-26 Market Street
Hednesford
Staffordshire
WS12 1AF

- **Freehold Shop Investment**
- Let to B&M Retail Limited on a lease expiring 2028 (no breaks)
- Accommodation extending to 884.65 sq m (9,522 sq ft)
- RPI linked rent reviews
- Town centre location close to Aldi
- 2018 RPI Rent Review outstanding
- Current Rent Reserved
£81,915.60 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
 Freehold.

Location
 Cannock has a resident population of approximately 60,000 and is located approximately 18 miles north of Birmingham, 9 miles west of Lichfield and 8 miles north-east of Wolverhampton. The area benefits from good road communications with the M6 motorway (Junction 11) situated approximately 3 miles to the south-west via the A460. The town of Hednesford is located approximately 2 miles to the north-east of Cannock town centre.

The property is situated on the north side of Market Street, close to its junction with Rugeley Road (A460) and a short distance from Hednesford Rail Station. Occupiers close by include Lloyds Bank, Age UK, William Hill and a large number of local occupiers. An Aldi supermarket is located behind the property.

Description
 The property is arranged over ground and first floors to provide a large double fronted shop on the ground floor with storage and rear loading. Ancillary staff/storage accommodation is provided on the first floor. There is a loading bay at the rear with a yard and customer parking for up to 8 vehicles.

The property provides the following accommodation and dimensions:

Ground Floor	827.00 sq m	(8,902 sq ft)
First Floor	57.65 sq m	(620 sq ft)
Total	884.65 sq m	(9,522 sq ft)

Tenancy
 The entire property is at present let to B&M RETAIL LIMITED for a term of 20 years from 22nd January 2008 at a current rent of £81,915.60 per annum. The lease provides for rent reviews every fifth year of the term to OMV or linked to RPI and contains full repairing and insuring covenants.

Tenant Information
 Website Address: www.bmstores.co.uk
 For the year ended 25th March 2017, B&M Retail Limited reported a turnover of £2.252bn, a pre-tax profit of £198m, shareholders' funds of £334.14m and a net worth of £333.60m. (Source: Experian 12.03.2018.)

VAT
 VAT is applicable to this lot.

Documents
 The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate
 For EPC Rating please see website.

